

# Technical Review Committee Meeting

Minutes of March 15, 2010

## Attendance:

Members Present
Wayne Hamilton
Richard Grant
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent

Staff Present
Shannon Tuch
Kim Hamel
Nathan Pennington
Jennifer Blevins

Chair Tuch opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 3/1/10 meeting as written.

Agenda Item	
Preliminary plat review for the project identified as <u>Richlyn Tract</u> (6 lots) located on Bassett Road Extension. The property owner is Richlyn Investments, LLC and the contact is Mike Anderson. The property is identified in the Buncombe County Tax Records as PIN 9750.14-7668. Project # 10-994.	
<b>Staff Comments</b>	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	Mike Anderson was available for questions and commented on the following topics: ? Requested relief from the vertical alignment requirement to reduce the road grade in order to eliminate the need for sprinklers in the houses ? Requested a reduction in the required radius of the cul-de-sac ? The temporary turnaround area has been relocated from that shown on the plans
Public Comment	
Speaker Name	Issue(s)
Sherrill Barber	? Concerns and questions about grading in the right-of-way, tree removal, connection between the improved roadway and the existing private drive, stormwater management, improvements to water and sewer systems
Committee Comments/Discussion	
Chair Tuch stated that the rear setbacks should be increased by 10', the same amount as the reduction to the front setbacks. Mr. Grant noted that although comments from the Stormwater Services Division were not received in time to be printed in the initial staff report, they would still be among the conditions of approval. Mr. Hamilton and Mr. Croom stated that the requests for changes to the road profiles could be appealed to the City Engineer and Traffic Engineer. Mr. Johnson stated that a sewer extension will be required to serve the development and Mr. Brookshire said the developer will install a new 6" water line. Ms. Hamel said that the phase lines should be redrawn to reflect the change to the temporary turnaround.	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report and with the following additional conditions: 1) the revised plans will show the new location for the temporary turnaround and adjustment to the proposed phase lines, 2) revised plans shall note flexible development approval for a reduced front setback of 25'; and an increase in the rear setback to 35'-feet; and 3) the project engineer shall meet with city staff (fire, planning, traffic and public works) to resolve stormwater management concerns, to discuss possible relief from the required radius of the cul-de-sac and to evaluate the k-factor values of the new street and it's impact to the adjoining ROW and properties.	

The meeting was adjourned at 2:45 p.m.